

A RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

01-K -0485

A RESOLUTION ENDORSING THE APPLICATION BY DELMONTE TOWNHOMES, L.P. TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO REHABILITATE THE DELMONTE TOWNHOMES AND BROWNLEE COURTS APARTMENTS, LOCATED AT 330 AND 396 BROWNLEE ROAD; AND FOR OTHER PURPOSES.

WHEREAS, the Delmonte, L.P., is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to rehabilitate the Delmonte Townhomes and Brownlee Courts Apartments, a multi-family rental community in Northwest Atlanta located on Brownlee Road; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of Delmonte, L.P., is located within census tract 81.02 which is an eligible census tract for Low-income Housing Tax Credits and which has been designated by the City of Atlanta as a linkage community, and as a community development impact area; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit I has reviewed and endorsed the aforementioned application; and

WHEREAS, the City Council wishes to endorse the aforementioned application by Delmonte, L.P.;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

Section 1. The City Council hereby endorses the application by the Delmonte L.P., to the Georgia Department of Community Affairs for low-income housing tax credits to rehabilitate the Delmonte Townhomes and the Brownlee Courts Apartments.

EXHIBIT A DELMONTE TOWNHOMES PROJECT SUMMARY

The Delmonte Townhomes, L.P., proposes to develop a 108-unit, mixed-income apartment community, Delmonte Townhomes, located on Brownlee Road in NPU-I, Council District 10.

- Designated as Linkage Community and Community Development Impact Area
- Proposed project will consist of 10.5 acres
- Intent: To provide affordable housing
To provide the area with critically needed new housing development
- Construction Commencement: July, 2001
- Construction Completion: June, 2002
- Total development cost will be approximately \$15,054,525

Housing Type:

There will be 102 - two bedroom units and 6 - three bedroom units. Rehabilitation will include the following: new roofs' replacing exterior siding; new HVAC, plumbing and electrical systems; all new interiors; extensive landscaping; repaved parking areas and perimeter fencing; a new community building/leasing office; and on-site recreational facilities.

City of Atlanta Local Government Support

The City of Atlanta has committed approximately \$113,000 of Community Development Block Grant Funds. Pending a Housing Urban Enterprise Designation, the project is projected to receive approximately \$164,628 in property tax abatement over a period of 10 years. Additionally, \$5,350,000 has been applied for through the Urban Residential Finance Authority.

TRANSMITTAL FORM FOR LEGISLATION

To Mayor's Office: Greg Pridgeon/Wanda McCoy
(For review & distribution to Executive Management)

Commissioner Signature [Signature]
Department of Planning

Director Signature [Signature]
Bureau of Planning

From: Originating Dept. Department of Planning, Development and
Neighborhood Conservation

Contact (name) Robert Gray

Committee(s) of Purview: Community Development / Human Resources

Committee Meeting Date (s) 3/28 CD

Committee Deadline 3/16
City Council Meeting Date 4/2

CAPTION:

A RESOLUTION ENDORSING THE APPLICATION BY DELMONTE TOWNHOMES, L.P. TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO REHABILITATE THE DELMONTE TOWNHOMES AND BROWNLEE COURTS APARTMENTS, LOCATED AT 330 AND 396 BROWNLEE ROAD; AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISCUSSION:

Delmonte, L.P., is submitting an application to the Georgia Department of Community Affairs for low-income housing tax credits to rehabilitate the Delmonte Townhomes and Brownlee Courts Apartments, combining the properties into a 108-unit multi-family rental community. The proposed development is located in NPU I, Council District 9. Seventy-four percent (74%) or 80 of the 108 units will be set aside for families whose income does not exceed 60% of the Atlanta Area Median Income (AMI). Total development cost is approximately \$9 million dollars.

FINANCIAL IMPACT (if any):

The Department of Finance is conducting a fiscal impact analysis for the proposed zone.

Mayor's Staff Only

Received by Mayor's Office: 3/13/01 (date) Reviewed: [Signature] (initials) (date)

Submitted to Council: _____
(date)

Action by Committee: ☐ Approved ☐ Adversed ☐ Held ☐ Amended
☐ Substitute ☐ Referred ☐ Other